

Background

History

Existing Conditions

Relationship to Surrounding Communities

HISTORY

The Greater North Park community traces its development history back to shortly after the turn of the century when land in the vicinity of 30th Street and University Avenue was subdivided. The name “North Park” was derived from the fact that it was located to the north of “South Park” which was then centered around 30th and Beech Streets. During its formative years, Greater North Park was the beneficiary of a street railway or trolley system which linked to downtown San Diego, Hillcrest, Golden Hill, Normal Heights and East San Diego. Park Boulevard, 30th Street, University Avenue and Adams Avenue were the trolley routes in the North Park community. After the trolley was extended from Park Boulevard along University Avenue to 30th Street, the area began to experience rapid growth with University Avenue and 30th Street becoming major thoroughfares. The trolley was eventually extended eastward along University Avenue to Euclid Avenue in East San Diego and southward along 30th Street through Golden Hill and into downtown San Diego. Another branch followed Park Boulevard to Adams Avenue where it turned eastward, ultimately reaching Marlborough Drive in Kensington. The building of the trolley routes encouraged the additional subdividing of what is today Greater North Park.

As residential development continued during the 1920s and 1930s, the area around 30th Street and University Avenue became a thriving business district. This district continued to grow during the post-World War II population boom that took place in North Park and enjoyed an important regional role in San Diego’s commercial life through the 1950s and 1960s.

However, transportation modes were changing and an era was ending. The trolleys were taken out of service in the late 1940s to be replaced by the private automobile. Freeways and shopping centers were built in Mission Valley and Greater North Park evolved into a bedroom community with a population primarily dependent upon other areas of the City for jobs, services and goods.

EXISTING CONDITIONS

Land Use

Virtually all of the buildable land in Greater North Park has been developed (see Figure 3). While single-family homes still occupy nearly one half of the land area, most new construction over the last twenty years has consisted of multi-family dwellings, which now comprise 31 percent of the land area.

Commercial use covers six percent of the area, mostly in the form of strip commercial development. A number of commercial buildings include residential units on the second floor. Although nine percent of the area remains vacant, most of this unbuilt acreage consists of steep hillsides.

Housing

The housing stock in Greater North Park has grown slowly but steadily over the last twenty-five years, reaching approximately 22,400 units in 1985. The housing can be characterized as older but generally sound, with the majority of housing being multi-family units. Many of the houses built before 1940 are now being replaced with multi-family units. The southeasterly portion of the

community remains mostly single-family. Overall, 44 percent of the units are single-family and 56 percent are multi-family.

Commercial Land Use

Most of the community's commercial establishments are distributed throughout the community in a grid pattern on major streets, including Adams Avenue, El Cajon Boulevard, University Avenue, Park Boulevard and 30th Street. The most intense commercial development is found at University Avenue and 30th Street where commercial uses extend one full block deep off of University Avenue. There has been relatively little commercial expansion in recent years.

Zoning

Greater North Park has approximately 1,466 zoned acres of which 1,299 are zoned residential and 167 are commercially zoned. Of the residentially zoned acres about 348 are in single-family zones and about 951 are in multiple-family zones. The precise zone-by-zone breakdown is in the following table (See Figure 4).

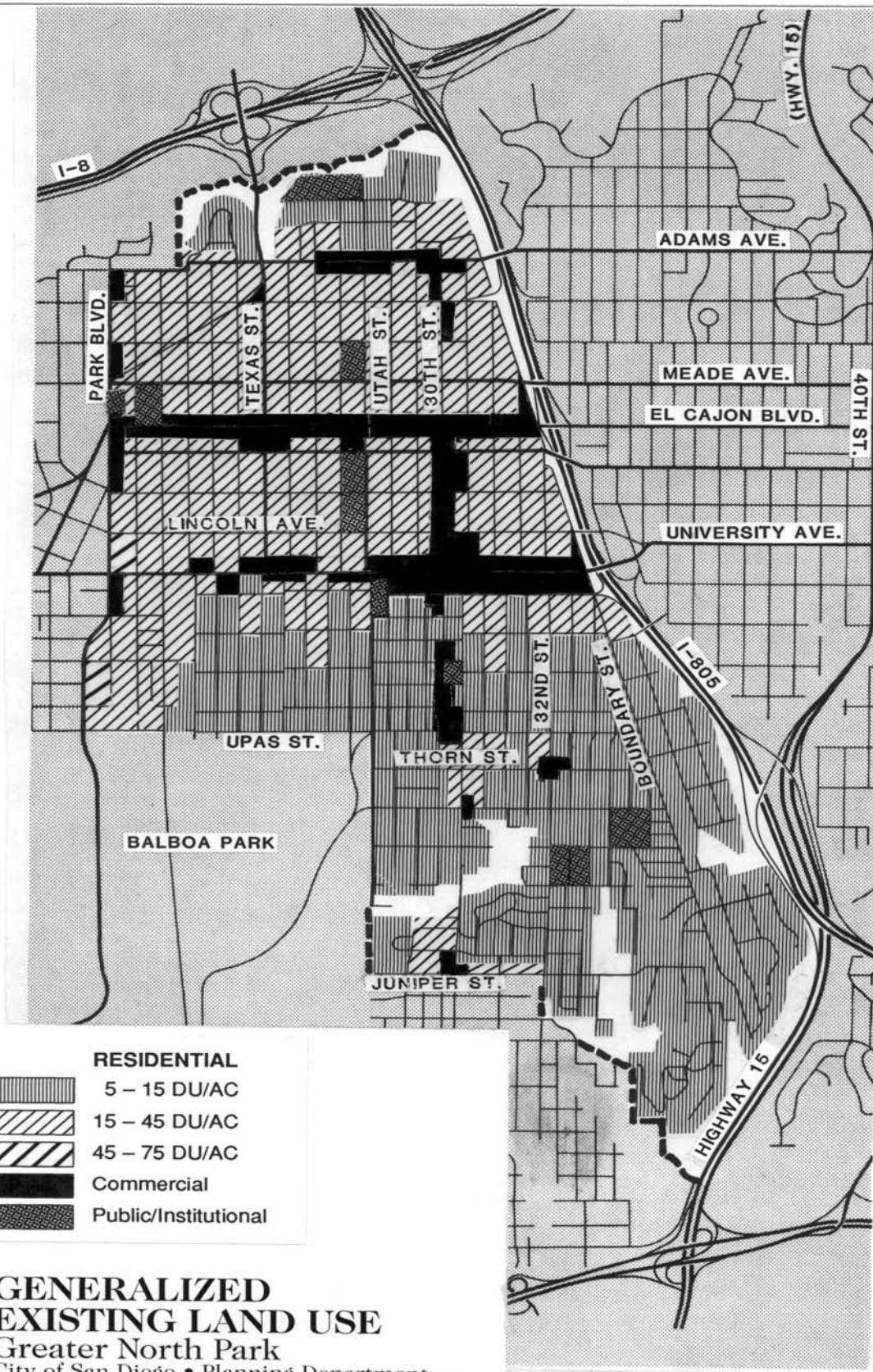


TABLE 1 - EXISTING ZONING
(Prior to adoption of Community Plan)

Zone	Size (Acres) *	Percent of Area
RESIDENTIAL	1,298.94	88.62%
SINGLE FAMILY		
R1-40000	17.30	1.18
R1-5000	<u>330.82</u>	<u>22.56</u>
Subtotal	348.12	23.75%
MULTIPLE-FAMILY		
R-3000	334.86	22.84
R-1500	80.20	5.47
R-1000	183.00	12.48
R-600	322.37	21.99
R-400	<u>30.39</u>	<u>2.08</u>
Subtotal	950.82	64.87%
COMMERCIAL	166.74	11.37%
CC	0.32	0.02
CP	0.19	0.01
CO	7.62	0.51
CN	0.58	0.03
CA	2.95	0.20
C-1	1.11	0.07
C	<u>153.97</u>	<u>10.50</u>
Subtotal	166.74	11.37%
TOTAL	1,465.68	100.00%
*Exclusive of Public Right-of-Way		



(PRIOR TO ADOPTION OF COMMUNITY PLAN)
Greater North Park
 City of San Diego • Planning Department _____



4

RELATIONSHIP TO SURROUNDING COMMUNITIES

Uptown

The northwesterly portion of Greater North Park is bounded on the west by the Uptown Community Plan area with Park Boulevard generally serving as the boundary between the two communities. Greater North Park and Uptown have a number of things in common; proximity to Balboa Park, dependence upon University Avenue as a major commercial hub and similar topographical features emphasizing canyons and hillside slopes. Both are also primarily residential communities in close proximity to Centre City.

Mission Valley

The northerly portion of Greater North Park is bounded on the north by the Mission Valley Community Plan area. The Mission Valley Community Plan, which was adopted by the City Council in June, 1985, emphasizes protection of the south slopes of Mission Valley, a topographically feature which is common to both Greater North Park and Mission Valley. Greater North Park is linked to Mission Valley by Texas Street and Interstate 805, and, via Uptown, by State Route 163.

Mid-City

Greater North Park, until it became a separate community plan known as the Park North-East Community Plan in October 1970, was part of the Mid-City Communities Plan area. The two communities are separated by Interstate 805 and State Route 15. Both communities share a common reliance on Adams Avenue, El Cajon Boulevard and University Avenue as major east-west vehicular corridors. The gridiron pattern of development, the commercial strips and the south slopes of Mission Valley are also physical factors in common between the two communities.

Greater Golden Hill

The Greater Golden Hill Precise Plan area borders a portion of Greater North Park on the south. The northern portion of Greater Golden Hill was, at one time, part of the Park North-East Community Plan area. The two communities share the same gridiron pattern of development and proximity to Balboa Park. Thirtieth Street is the major north-south street linking the two communities together. As part of the planning programs for the two communities, a minor boundary adjustment within the 34th Street Canyon area was made in order to place all areas served by the same street system into the same community planning areas and to utilize public street rights-of-way wherever possible as the boundary between the two communities.

Centre City

Although Centre City is not contiguous to Greater North Park it's proximity to Greater North Park establishes a relationship between the two communities. Centre City with its existing and potential employment base provides an opportunity to present and future Greater North Park

residents to work in an area within an easy public transit commute of their homes. Centre City will also provide shopping, cultural and entertainment opportunities to residents of surrounding communities. Greater North Park is linked to Centre City by both freeways and surface streets.

Balboa Park

Although not a community plan area, Balboa Park by its very size and location has an impact upon the community plan areas adjacent to it. It provides an urban oasis of public greenery in the ring of urbanized communities. It also provides a variety of recreational opportunities to the residents of the surrounding urbanized communities.